

Memorandum



Date: July 25, 2006

To: Nicholas Nitti
DIC Coordinator
Miami-Dade Planning and Zoning

From: Mario Falcon
Principal Planner
System Planning Division
Miami-Dade Transit

Subject: Review of DIC Project No.04-255 Coral Reef Drive Land Development, LLC f/k/a:
Irwin Potash, etal.

Applicant is requesting a district boundary change from EUM, Estate Modified District, to OPD, Office Park District in order to develop the property with two 6-story medical office buildings totaling 300,000 sf and a 5-level parking garage. The subject property is 6.88 acres and is located in the northeast corner of SW 152 Street and SW 97 Avenue, Miami-Dade County, FL.

Miami-Dade Transit (MDT) currently provides transit service to the south boundary line of the proposed project with Metrobus routes 52 and Coral Reef MAX. MDT has no objection to this project. However, the developer must make provisions for future transit pullout bays and, where appropriate, some encroachment on the developer's property to accommodate a bus shelter(s). It is desirable that the project developer provide (or fund) the bus shelter(s) pad or a sheltered bus stop area. The specific location for the placement of these amenities should be coordinated with MDT's Service Planning and Scheduling Division and made part of the final design for this project.

Miami-Dade Transit staff has reviewed the proposed project for mass transit concurrency and has found it concurrent with the level-of-service standards established for Miami-Dade County.